171.0	0003	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,146,300 / 1,146,300
					USE VALUE:	1,146,300 / 1,146,300
					ASSESSED:	1,146,300 / 1,146,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PILLAI PRITA &
Owner 2:	RAYMOND JONATHAN
Owner 3:	
Street 1:	9 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAYES JEANEEN -
Owner 2:	-
Street 1:	11 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 14,019 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1879, having primarily Vinyl Exterior and 3663 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 16 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	14019.000	551,900	6,000	588,400	1,146,300
Total Card	0.322	551,900	6,000	588,400	1,146,300
Total Parcel	0.322	551,900	6,000	588,400	1,146,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.94 | /Parcel: 312.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 113362

GIS Ref

GIS Ref

Insp Date 08/15/16

PREVIOUS ASSESSMENT

Parcel ID 171.0-0003-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	552,200	6000	14,019.	588,400	1,146,600	1,146,600	Year End Roll	12/18/2019
2019	104	FV	422,900	6000	14,019.	588,400	1,017,300	1,017,300	Year End Roll	1/3/2019
2018	104	FV	422,900	6000	14,019.	521,200	950,100	950,100	Year End Roll	12/20/2017
2017	104	FV	431,600	6000	14,019.	437,100	874,700	874,700	Year End Roll	1/3/2017
2016	105	FV	478,600	6000	14,019.	437,100	921,700	921,700	Year End	1/4/2016
2015	105	FV	428,300	6000	14,019.	378,300	812,600	812,600	Year End Roll	12/11/2014
2014	105	FV	428,300	6000	14,019.	365,600	799,900	799,900	Year End Roll	12/16/2013
2013	105	FV	444,900	6000	14,019.	348,000	798,900	798,900		12/13/2012

!13248!

PRINT

Date	Time
12/11/20	03:14:07

LAST REV

Date	Time
09/20/17	10:09:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13248

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAYES JEANEEN,	67784-268		8/10/2016		875,000	No	No		
HAYES JOHN D--T	66798-285		2/12/2016	Convenience	1	No	No		
	20250-316		12/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2005	653	Redo Kit	12,000			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2016	Inspected	PT	Paul T
10/21/2008	Meas/Inspect	345	PATRIOT
1/26/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/20/1999	Measured	243	PATRIOT
7/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113362
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		14019		Sq. Ft.	Site		0	70.	0.60	8									588,396						588,400	

Total AC/HA: 0.32183 | Total SF/SM: 14019 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 588,396 | Spl Credit | Total: 588,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1879	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.93665028
Const Adj.:	0.89768243
Adj $ / SQ:	142.938
Other Features:	134000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	799802
Depreciation:	247939
Depreciated Total:	551863

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 16		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	10	3	
Totals			
2	16	5	

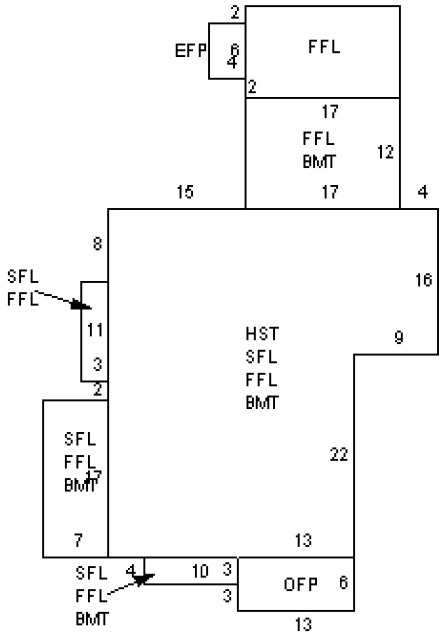
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	157.23
Special Features:	0	Val/Su Net:	104.37
Final Total:	551900	Val/Su SzAd	150.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,726	142.940	246,712
BMT	Basement	1,523	42.880	65,309
SFL	Second Floor	1,352	142.940	193,253
HST	Half Story	585	142.940	83,619
OFP	Open Porch	78	33.800	2,636
EFP	Enclos Porch	24	65.170	1,564

Net Sketched Area:	5,288			Total:	593,093
Size Ad	3663	Gross Are	5873	FinArea	3663

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

171.0-0003-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	21X21	A	AV	1879	22.74	T	40	104			6,000			6,000

More:	N	Total Yard Items:	6,000	Total Special Featues:		Total:	6,000